

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 07-37

A RESOLUTION AMENDING RESOLUTION NO. 02-62 ESTABLISHING THE
GUIDELINES FOR THE AWARD OF AFFORDABLE HOUSING FEE ASSISTANCE FUNDS

WHEREAS, in September 2002, as part of its Affordable Housing Program, Council adopted Resolution No. 02-62 establishing a budget set-aside designed to reduce fees and charges imposed on affordable housing acquisition, development, and rehabilitation; and

WHEREAS, the dollar amount of the fee subsidy set-aside is \$10,000 annually; and

WHEREAS, because of the cyclical nature of projects and activities, available subsidy funds may not be needed in a particular year; and

WHEREAS, at present, any funds not used in a funding year return to the City General Fund; and

WHEREAS, the Community Housing Fund is a nonprofit organization that provides loans and grants for affordable housing development within Washington County; and

WHEREAS, Tigard-based nonprofits have received grants from the Community Housing Fund; and

WHEREAS, Tigard has been a strong supporter of affordable housing and County-wide leader in the affordable housing area; and

WHEREAS, unused Tigard Fee Assistance funds could be contributed to the Community Housing Fund to support affordable housing; and

WHEREAS, the Council desires any City-donated dollars to be reserved for projects located inside Tigard and used when needed.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: Council hereby amends Resolution No. 02-62 (attached) establishing the Affordable Housing Fee Assistance Program guidelines to add the following guideline: Any funds not allocated during a funding year will be donated to the Community Housing Fund of Washington County under the condition that any such City-contributed dollars be reserved for projects located inside Tigard.

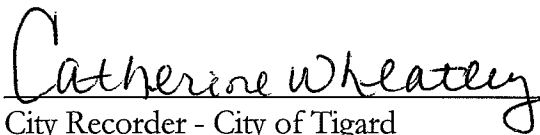
SECTION 2: This resolution is effective immediately upon passage.

PASSED: This 26th day of June 2007.



Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard

CITY OF TIGARD, OREGON

RESOLUTION NO. 02- 62

A RESOLUTION ADOPTING GUIDELINES FOR THE AWARD OF CITY AFFORDABLE HOUSING SET-ASIDE FUNDS

WHEREAS, on September 24, 2002, Council adopted the City Affordable Housing Program; and

WHEREAS, this program includes a range of strategies to encourage affordable housing within the community; and

WHEREAS, one of these strategies is to use a portion of the Social Services and Community Events Fund to reduce fees and charges imposed on affordable housing development; and

WHEREAS, the budget set-aside will create an important new incentive to encourage the construction and/or rehabilitation of affordable housing units within the community; and

WHEREAS, the adopted 02-03 City budget earmarks a first-year amount of \$10,000 in the Social Services and Community Events Fund to be used for affordable housing fee reduction; and

WHEREAS, in a 10/15/02 workshop meeting, Council reviewed and recommended guidelines for allocating the set-aside funds; and

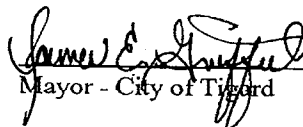
WHEREAS, affordable housing providers have reviewed and expressed support for the ten set-aside guidelines as agreed-upon by Council.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

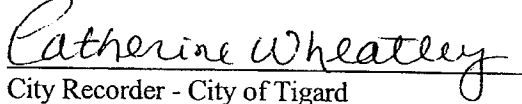
SECTION 1: The City of Tigard Council does hereby find and declare that the attached list of guidelines, Exhibit "A", establishes the minimum eligibility requirements and conditions for for-profit and not-for-profit entities wishing to request City funds in order to reduce fees and charges imposed on affordable housing development within the City of Tigard.

EFFECTIVE DATE: This resolution is effective immediately upon passage.

PASSED: This 29th day of October, 2002.


Mayor - City of Tigard

ATTEST:


City Recorder - City of Tigard

RESOLUTION NO. 02- 62

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Exhibit "A"

Affordable Housing Set-Aside Guidelines

1. Both for- and not-for-profit entities are eligible to apply for affordable housing set-aside funds.
2. Eligible activities include affordable housing development and rehabilitation. Affordable housing development will receive greater consideration than rehabilitation.
3. The proposed project must be consistent with City housing policies and applicable planning and zoning standards.
4. Only units targeted to households earning at or below 50% of median income are eligible for City funds. Units targeted to households earning 60% of median income are eligible when the project includes an equal number of units serving households at or below 50% of median.
5. The organization guarantees that the housing produced or rehabilitated will maintain long-term affordability, with long-term defined as the longer of 25 years, or, if applicable, the life of any State or Federal loan used to finance the project.
6. The organization guarantees that the project will be enrolled in the City Enhanced Safety Program (ESP) and maintain ESP certification for the respective (a.) period of long-term affordability defined in guideline #5, or (b.) the life of the ESP program.
7. Council review and approval of each separate award will be required. This review will include an in-person presentation to Council by a representative of the organization making the request.
8. The time limit on the use of the funds is two years.
9. Applications for assistance will be accepted twice per year. Applications shall be submitted on forms provided by the City of Tigard.
10. The maximum amount available is \$500 per qualified unit, up to the current set-aside line item balance.